8/17/98VACATION OF EASEMENT-TURN AROUND EASEMENT -6219 HALIFAX AV. SO. PEACEDALE ACRES

--,

6985124

TRANSFER ENTERED HENNEPIN COUNTY TAXPAYER SERVICES

DEPUTY

130CT9815:48 A6985124

SCO \$4 SN

130CT9815:48 A6985124

DOC \$16 no

Box 348

NOTICE OF COMPLETION OF PROCEEDINGS ON VACATION OF **EASEMENT FOR UTILITY AND DRAINAGE** PURPOSES IN THE CITY OF EDINA, HENNEPIN COUNTY, MINNESOTA

NOTICE IS HEREBY GIVEN that the City Council of Edina, Hennepin County, Minnesota, on August 17,, 1998 adopted a Resolution Vacating the Easement for Drainage and Utility Purposes after public hearing and notice thereof as required by law and after determining it to be in the best interest of the City and of the public that said easement vacation be made, which resolution ordered the vacation of the following described easement for utility and drainage purposes:

An easement for a temporary turnaround over the segment of that part of a circle in Lot 5, Roy H. Peterson's Addition 2nd Addition, Hennepin County, Minnesota, adjacent to and East of the East line of Halifax Avenue, as opened,, the diameter of said circle being 100 feet, the center point being 50 feet North of the Southeast corner of Lot 16, Block 1, Peacedale Acres, and 10 feet East of the East line of said Lot 16, measured at right angles thereto.

Said vacation did not affect, and there was continued, reserved, and retained, by the said resolution ordering the vacation, the following existing easements and authority in, on and under the above vacated area:

(a) The authority of Northern States Power Company, US West Communications, Paragon Cable Minnesota, or Minnegasco to enter upon the above vacated area for the maintenance, replacement, repair and removal of and for otherwise attending to, underground conduit, manholes, cables, wires and poles required for utility service now in, on or under the above vacated area.

The time of completion of proceedings and the effective date of said vacation is 17th day of August, 1998.

BY ORDER OF THE CITY COUNCIL,

CITY OF EDINA

SubscribeD70 Signed and sworn to before me, a Notary Public in and for the State of Minnesota, County of Hennepin, this day of Octobes, 1998.

This document was drafted by:

City of Edina 4801 West 50th Street Edina, MN 55424

DARLENE R. WALLIN ARY PUBLIC - MINNESOTA HENNEPIN COUNTY My Commission Expires Jan. 31, 2000 Notary Public

DORSEY & WHITNEY LLP

MINNEAPOLIS

WASHINGTON, D.C.

LONDON

BRUSSELS

HONG KONG

DES MOINES

ROCHESTER

COSTA MESA

PILLSBURY CENTER SOUTH 220 SOUTH SIXTH STREET

MINNEAPOLIS, MINNESOTA 55402-1498

TELEPHONE: (612) 340-2600

Fax: (612) 340-2868

deETT ALLEN (612) 340-2190 FAX (612) 340-2644

allen.deett@dorseylaw.com

NEW YORK

DENVER

SEATTLE

FARGO

BILLINGS

MISSOULA

GREAT FALLS

December 9, 1998

Ms. Debra A. Mangen City Clerk City of Edina 4801 West 50th Street Edina, MN 55424-1394

Re:

Vacation Easement - 6219 Halifax Avenue South

Dear Deb:

The original recorded document has been returned to me from Hennepin County. It was filed October 13, 1998 in the office of the Hennepin County Recorder as Document No. 6985124. As requested, I am returning it to you.

Very truly yours,

deEtt Allen

Legal Assistant to Jerry Gilligan

ADA/ml Enclosure

cc:

Jerry Gilligan (w.o. enc.)



P.O. Box 567, 17217 Hwy. 10 East • Big Lake, MN 55309 Phone (612) 263-8999 • Fax (612) 263-8986

9/24/98

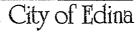
DEAR JEBRA MANGEN

THANK YOU FOR ALL YOUR HELP IN THE VACATION OF THE EASEMENT LOTS, ROY H. PETERSON ADDITION.
FOR PROBATE I NEED A RECEIPT FOR THE 100.00 TEE. THE CHECK WAS DATED 7/9/98 FOR 100.00 DEVEN. COULD YOU PLEASE SEND ME A RECEIPT AS SOON AS POSSIBLE. THANK YOU AGAIN.

SINCERELY

RAY PETERSON 6639 16TH AVE. SO. RICHFIELD, MN. 55423

Sent 10/9/98





October 9, 1998

Mr. Jerry Gilligan Dorsey & Whitney 220 South 6th Street Minneapolis, MN 55402-1498

RE: Vacation Easement - 6219 Halifax Avenue South, Mavelle Avenue and West 69th Street.

Dear Jerry:

I am sending two certified copies of Notice of Completion of Proceedings for the above referenced vacations.

Please have the Notice of Completion entered in the transfer record of the county Auditor and filed with the County Recorder and then return the recorded document to me.

Nouger

Sincerely,

Debra A. Mangen

City Clerk

NOTICE OF COMPLETION OF PROCEEDINGS ON VACATION OF EASEMENT FOR UTILITY AND DRAINAGE PURPOSES IN THE CITY OF EDINA, HENNEPIN COUNTY, MINNESOTA

NOTICE IS HEREBY GIVEN that the City Council of Edina, Hennepin County, Minnesota, on August 17,, 1998 adopted a Resolution Vacating the Easement for Drainage and Utility Purposes after public hearing and notice thereof as required by law and after determining it to be in the best interest of the City and of the public that said easement vacation be made, which resolution ordered the vacation of the following described easement for utility and drainage purposes:

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The time of completion of proceedings and the effective date of said vacation is 17th day of August, 1998.

BY ORDER OF THE CITY COUNCIL, CITY OF EDINA

Signed and sworn to before me, a Notary Public in and for the State of Minnesota, County of Hennepin, this day of October, 1998.

This document was drafted by:

City of Edina 4801 West 50th Street Edina, MN 55424

DARLENE R. WALLIN Notary Public

ARY PUBLIC - MINNESOTA HENNEPIN COUNTY Commission Expires Jan. 31, 2000

DORSEY & WHITNEY LLP

MINNEAPOLIS

WASHINGTON, D.C.

LONDON

BRUSSELS

HONG KONG

DES MOINES

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PILLSBURY CENTER SOUTH
220 SOUTH SIXTH STREET

Minneapolis, Minnesota 55402-1498

Telephone: (612) 340-2600

Fax: (612) 340-2868

deEtt Allen (612) 340-2882 FAX (612) 340-2644

allen.deett@dorseylaw.com

September 16, 1998

NEW YORK

DENVER

SEATTLE

FARGO

BILLINGS

MISSOULA

GREAT FALLS

Debra A. Mangen City Clerk City of Edina 4801 W. 50th Street Edina, MN 55424

Re: Notice of Completion of Proceedings on Vacation of Easement for Utility and Drainage Purposes (Lot 5, Roy Peterson's Addn - Halifax Ave.)

Dear Debra:

In attempting to file the enclosed document, we found that there is no Roy H. Peterson's Addition, Hennepin County. There is a Roy H. Peterson's First Addition and a Roy H. Peterson's Second Addition. I tried to identify which one it was by going to the half section map to see if I could map it out with the other components of the description. It speaks about Lot 16, Block 1, Peacedale Acres. If the center of the circle is 50 feet from the East line of Halifax Avenue, I find no Peacedale Acres in the surrounding area.

Would you please have whoever drafted this re-examine the legal and make whatever changes are needed in order to make this recordable. Also, if any part of it is Torrens property we will need the owner's duplicate certificate of title.

Please call me if you have any questions.

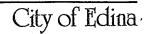
Very truly yours,

deEtt Allen

Assistant to Jerry Gilligan

ADA:ml

cc: Jerry Gilligan w/enc.





August 31, 1998

Mr. Jerry Gilligan Dorsey & Whitney 220 South 6th Street Minneapolis, MN 55402-1498

RE: Vacation of Turnaround Easement - 6219 Halifax Avenue South

Dear Jerry:

I am sending two certified copies of Notice of Completion of Proceedings for the above reference vacation.

Please have the Notice of Completion entered in the transfer record of the county Auditor and filed with the County Recorder and then return the recorded document to me.

Sincerely,

Debra A. Mangen

City Clerk

NOTICE OF COMPLETION OF PROCEEDINGS ON VACATION OF EASEMENT FOR UTILITY AND DRAINAGE PURPOSES IN THE CITY OF EDINA, HENNEPIN COUNTY, MINNESOTA

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The time of completion of proceedings and the effective date of said vacation is 17th day of August, 1998.

BY ORDER OF THE CITY COUNCIL, CITY OF EDINA

City Clerk

City Clerk

Signed and sworn to before me, a Notary Public in and for the State of Minnesota, County of Hennepin, this

12 day of Querel. 1998.

Mangen

This document was drafted by:

City of Edina 4801 West 50th Street Edina, MN 55424 DARLENE R. WALLIN
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
Ny Commission Expires Jan. 31, 2000

Notary Public



City Of Edina, Minnesota DEPARTMENT OF ADMINISTRATION

4801 West 50th Street, Edina, Minnesota 55424-1394 Phone • (612) 927-8861 TDD • (612) 826-0379 Fax • (612)

		PAID 100.00	
Γ		JUL 2 2 1998	4
	826-	CITY OF EDINA	

PUBLIC RIGHT OF WAY VACATION APPLICATION

	te parameter of proming of				
Apj	olicant RAYMER G. PETERSON	-	Print Name		<u> </u>
Ado	Iress <u>6219 HALTFAX AVENIII</u> Street	L SOUTI	H, EDINA, MN City/State		55424 Zip
Tele	phone No. <u>612-263-8999</u>		Fax N	o. <u>612–263–</u>	8986
	reby petition the City Council olic right of way pursuant to M.S. Street		•		e following described Utility Easement
П	Drainage Easement	X	Other <u>TEMPORA</u>	MIION A D∩III	In
EAS	al description of the area proposed 5, ROY H. PETERSON 2ND AD STOF THE EASE LINE OF HALLING 100 FEET, THE CENTER POR 16, BLOCK 1, PEACEDALE AD MEASURED AT RIGHT ANGLES	DDITIO	N, HENNEPIN CONVENUE, AS OPENIET NO	ED. THE DIA	METER OF SAID CIRCLE
wat Plea	s the area proposed to be vacater? Yes X No	be vaca	ited terminates at	or abuts upor	n any public water, no
com	ntion shall be made unless writt missioner of natural resources b	y the C	City of Edina thirt	y days before	any Council action.
	ich a copy of a scaled drawing self-like initiated $\frac{7/9/98}{}$	e	Signature	emu -	Luson 11

ADVANCE SURVEYING & ENGINEERING CO.

5300 S. Hwy. No. 101 Minnetonka, MN 55345 Phone (612) 474 7964 Fax (612) 474 8267

SURVEY FOR: RAY PETERSON

SURVEYED: July, 1998

DRAFTED: July 8, 1998

SURVEY OF:

Lot 5, Roy H. Peterson 2nd Addition, Hennepin County, Minnesota.

LEGAL DESCRIPTION OF TURNAROUND EASEMENT, PROPOSED FOR VACATION:

An easement for a temporary turnaround over the segment of that part of a circle in Lot 5, roy H. Peterson's Addition, Hennepin County, Minnesota, adjacent to and East of the East line of Halifax Avenue, as opened, the diameter of said circle being 100 feet, the center point being 50 feet North of the Southeast corner of Lot 16, Block 1, Peacedale Acres, and 10 feet East of the East line of said Lot 16, measured at right angles thereto.

LIMITATIONS & NOTES:

The scope of our services for this job is as follows:

- 1. Showing the length and direction of boundary lines of the legal description you furnished.
- 2. Showing the location of existing improvements we deemed important.
- 3. Setting new monuments or verifying old monuments to mark the corners of the property.
- 4. Showing the legal description of a turnaround easement that you propose to vacate.

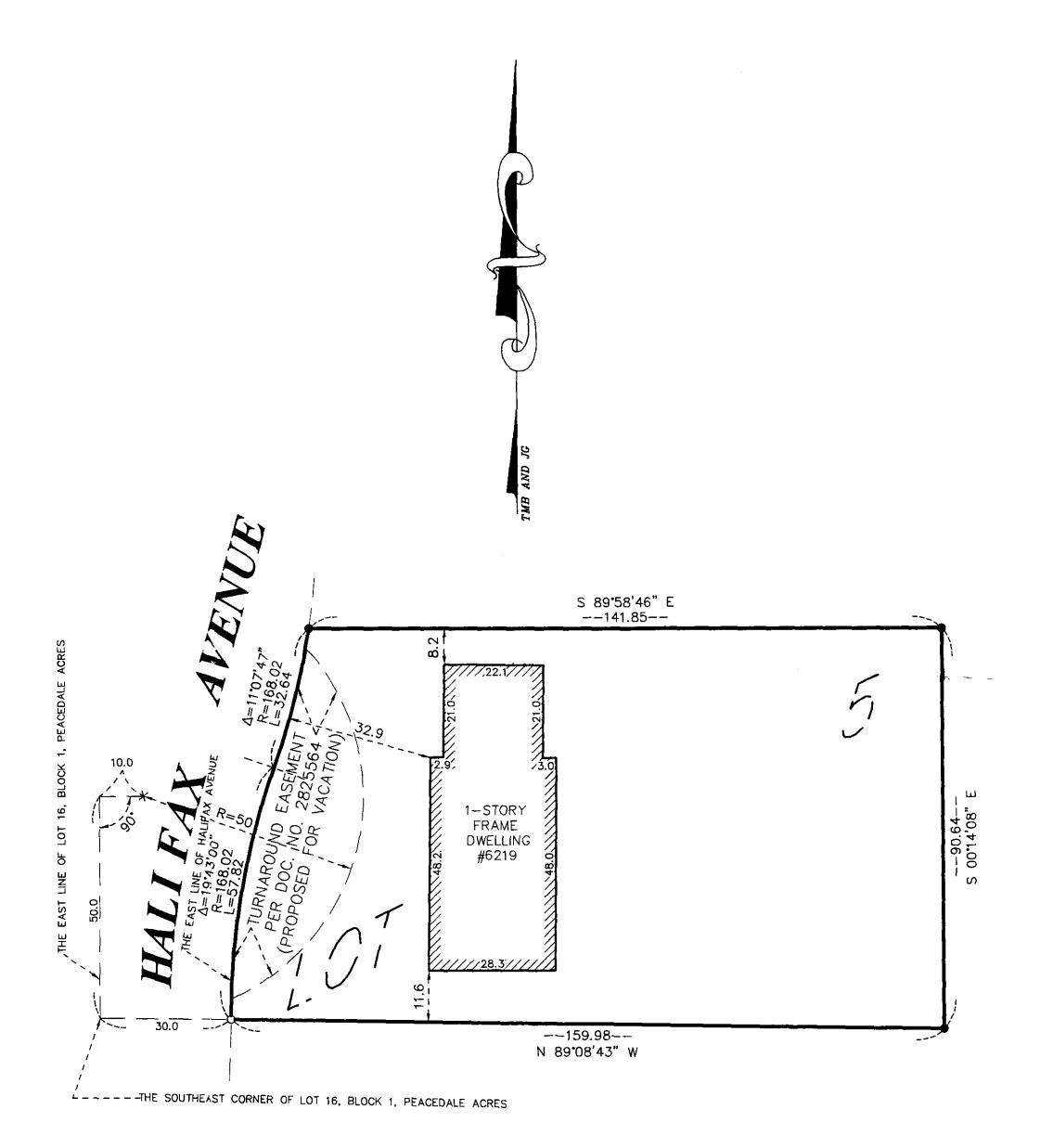
STANDARD SYMBOLS & CONVENTIONS:

"o" Denotes 1/2" ID pipe with plastic plug bearing State License Number 9235, set, if "o" is filled in, then denotes found iron monument.

CERTIFICATION:

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Engineer and a Professional Surveyor under the Laws of the State of Minnesota.

James H. Parker, P.E. & P.S. No. 9235





AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA)

(3) Rate actually charged

SS.
COUNTY OF HENNEPIN)
John Coots, being duly sworn on an oath states or affirms, that he is the president of the
newspaper known as, or the president's designated
agent, and has full knowledge of the facts stated below:
(A) The newspaper has complied with all of the requirements constituting qualification as a
qualified newspaper, as provided by Minn. Stat. §331A.02, §331A.07, and other applicable
laws, as amended.
(B) The printed public notice that is attached was published in the newspaper once each week,
for two successive weeks; it was first publiished on Wednesday, the 29th day of
July , 1998, and was thereafter printed and published on every Wednesday to and
including Wednesday, the <u>5th</u> day of <u>August</u> , 1998; and printed below is a copy of
the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being
the size and kind of type used in the composition and publication of the notice:
abcdefghijklmnopqrstuvwxyz
BY: -Edu Er leck
President
Subscribed and sworn to or affirmed before me
on this _5th_ day ofAugust, 1998.
on and <u>our</u> day or <u>ranguor</u> , 1990.
Victoria A Grandlette
Notaty Pythonia Notaty Pythoni
VICTORIA M. BROUILLETTE NOTARY PUBLIC-MINNESOTA
My Commission Expires Jan. 31, 2000
\$~~~~\$
RATE INFORMATION
(1) Lowest classified rate paid by commercial users \$ \$ \$
(2) Maximum rate allowed by law \$ 6.20 per line.

City of Edina

Official Publication)
CITY OF EDINA
4801 WEST 50th STREET
NOTICE OF PUBLIC HEARING ON
VACATION OF PUBLIC DRAINAGE AND UTILITY
EASEMENT SOUTH EDINA DEVELOPMENT
THIRD ADDITION

NOTICE IS HEREBY GIVEN that the City Council of the City of Edina, Minnesota will meet on August 17, 1998, in the Council Chambers at 4801 West 50th Street for a public hearing for vacation of public turnaround easement as shown on the recorded plat thereof, described as follows:

An easement for a temporary turnaround over the segment of that part of a circle in Lot 5, Roy H. Peterson's Addition, Hennepin County, Minnesota, adjacent to and East of the East line of Halifax Avenue, as opened, the diameter of said circle being 100 feet, the center point being 50 feet North of the Southeast corner of Lot 16, Block 1, Peacedale Acres, and 10 feet East of the East line of said Lot 16, measured at right angles thereto.

All persons who desire to be heard with respect to the ques-All persons who desire to be neard with respect to the ques-tion of whether or not the proposed easement vacation is in the public interest and should be made shall be heard at said time and place. The council shall consider the extent to which such proposed easement vacation affects existing easements within the area of the proposed vacation and the extent to which the vacation affects the authority of the extent to which the vacation affects the authority of any person, corporation, or municipality owning or controlling electric, telephone or cable television poles and lines, gas and sewer lines, or water pipes, mains, and hydrants on or under the area of the proposed vacation, to continue maintaining the same or to enter upon such easement area or portion thereof vacated to maintain, repair, replace, remove, or otherwise attend thereto, for the purpose of specifying, in any such vacation resolution, the extent to which any or all of such easement, and such authority to maintain, and to enter upon the area of the proposed vacation, shall continue.

BY ORDER OF THE EDINA CITY COUNCIL

Debra A. Mangen, City Clerk Dated: July 22, 1998

1.24 per line.

(July 29 & Aug. 5, 1998) D1/Cty Edina Vacation

(Official Publication)

CITY OF EDINA 4801 WEST 50TH STREET NOTICE OF PUBLIC HEARING ON VACATION OF PUBLIC DRAINAGE AND UTILITY EASEMENT 6219 HALIFAX AVENUE

NOTICE IS HEREBY GIVEN that the City Council of the City of Edina, Minnesota will meet on August 17, 1998, in the Council Chambers at 4801 West 50th Street for a public hearing for vacation of public turnaround easement as shown on the recorded plat thereof, described as follows:

An easement for a temporary turnaround over the segment of that part of a circle in Lot 5, Roy H. Peterson's Addition, Hennepin County, Minnesota, adjacent to and East of the East line of Halifax Avenue, as opened,, the diameter of said circle being 100 feet, the center point being 50 feet North of the Southeast corner of Lot 16, Block 1, Peacedale Acres, and 10 feet East of the East line of said Lot 16, measured at right angles thereto.

All persons who desire to be heard with respect to the question of whether or not the proposed easement vacation is in the public interest and should be made shall be heard at said time and place. The council shall consider the extent to which such proposed easement vacation affects existing easements within the area of the proposed vacation and the extent to which the vacation affects the authority of any person, corporation, or municipality owning or controlling electric, telephone or cable television poles and lines, gas and sewer lines, or water pipes, mains, and hydrants on or under the area of the proposed vacation, to continue maintaining the same or to enter upon such easement area or portion thereof vacated to maintain, repair, replace, remove, or otherwise attend thereto, for the purpose of specifying, in any such vacation resolution, the extent to which any or all of such easement, and such authority to maintain, and to enter upon the area of the proposed vacation, shall continue.

BY ORDER OF THE EDINA CITY COUNCIL

Debra A. Mangen, City Clerk

Dated: July 22, 1998

Publish in the Edina Sun-Current on Wednesday, July 29 and August 5, 1998 Send two affidavits of publication

Proposed Property/Area To Be Va	acatode Tompovova T	yynayaynd Fagan	oont 6210 Halifay
Avenue Avenue	acateu: Temporary 1	dilialoulid Easell	ient 0219 Hanrax
-			
City Engineer by	Acceptable	Opposed	Conditional
Minnegasco by	Acceptable	Opposed	Conditional
NSP by	Acceptable	Opposed	Conditional
Paragon Cable by	Acceptable	Opposed	Conditional
U.S.West by	Acceptable	Opposed	Conditional
Conditions:			
Location:			
Please sign and return indicating rece	eipt of notice. Thank yo	ou for your cooper	ation.

Return to:

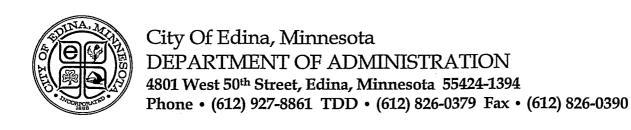
City Clerk City of Edina 4801 W. 50th Street Edina, MN 55424 Telephone: 826-0408

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City Engineer by	Acceptable	Opposed	Conditiona Conditiona
Minnegasco by Star Vo Buge	Acceptable	Opposed	Conditiona
NSP by		Opposed	Conditiona
Paragon Cable by	Acceptable	Opposed	Conditiona
U.S.West by	Acceptable	Opposed	Conditiona
Conditions:			
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Please sign and return indicating receipt of notice. Thank you for your cooperation.

Return to:

City Clerk City of Edina 4801 W. 50th Street Edina, MN 55424 Telephone: 826-0408



Proposed Prop	erty/Area To Be Vaca	ted: Temporary T	urnaround Easen	nent 6219 Halifax
City Engineer b	у	Acceptable	Opposed	Conditional
Minnegasco by		Acceptable	Opposed	Conditional
NSP by	hy Xdrains	Acceptable	Opposed	Conditional
Paragon Cable l	y	Acceptable	Opposed	Conditional
U.S.West by		Acceptable	Opposed	Conditional
Conditions:	IN REAR		s addr	
Location:				

Please sign and return indicating receipt of notice. Thank you for your cooperation.

Return to:

City Clerk City of Edina 4801 W. 50th Street Edina, MN 55424 Telephone: 826-0408

City Engineer by	_ Acceptable	Opposed	Conditional
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NSP by	_ Acceptable	Opposed	Conditiona
Paragon Cable by Que Dus	Acceptable	Opposed	Conditiona
J.S.West by	Acceptable	Opposed	Conditiona
Conditions:	. ·		
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Return to:

City Clerk City of Edina 4801 W. 50th Street Edina, MN 55424 Telephone: 826-0408 Fax: 826-0390



City Of Edina, Minnesota DEPARTMENT OF ADMINISTRATION

4801 West 50th Street, Edina, Minnesota 55424-1394 Phone • (612) 927-8861 TDD • (612) 826-0379 Fax • (612) 826-0390

	Storobied (Vindy Orchs	asimaen ten yak	AIPIONERGEAVIC	
Proposed Prop	erty/Area To Be Vacat	ed: Temporary Tu	irnaround Easen	nent 6219 Halifax
City Engineer b	у	Acceptable	Opposed	Conditional
Minnegasco by_		Acceptable	Opposed	Conditional
NSP by		Acceptable	Opposed	Conditional
	ру			Conditional
U.S.West by <u>N</u>	hichaefel Johner	Acceptable	Opposed	Conditional
Conditions:	EXISTING			
	RUNS NOR			
	OF PROPER	TY LOT 41	NE 15	LEFT
•	ALONE.	·		
Location:		·		

Please sign and return indicating receipt of notice. Thank you for your cooperation.

Return to:

City Clerk
City of Edina
4801 W. 50th Street

4801 W. 50th Street Edina, MN 55424 Telephone: 826-0408

30-028-24-11-0087 Linda Davis 6219 Halifax Av Edina, MN 55424

30-028-24-11-0063 Bradford & Pauline Blasing 6216 Halifax Av Edina, MN 55424

30-028-24-11-0008 Mehdi Farahani Pouran Adkari 6218 France Av S Edina, MN 55410

30-028-24-11-0009 Dionysios Giannakakis 5508 France Av S Edina, MN 55410 30-028-24-11-0086 Walter & Colleen Crew 6215 Halifax Av Edina, MN 55424

30-028-24-11-0062 Robert & Avis Savre 6212 Halifax Av Edina, MN 55424

30-028-24-11-0008 Mehdi Farahani Pouran Adkari 5805 France Av S Edina, MN 55410

30-028-24-11-0010 Robert Havverson 6224 France Av S Edina, MN 55410 Junes & Teresa Ellis 6223 Halifax Av Edina, MN 55424

30-028-24-11-0064 Robert & Patricia Crane 6220 Halifax Av Edina, MN 55424

30-028-24-11-0009 Dionysios Giannakakis 6220 France Av S Edina, MN 55410

30-028-24-11-0010 Robert Havverson 8477 B Shore Dr Spicer, MN 56288-8600

6219 Holefox 30-028-24-11-0087 6216-18 France 30-028-24-11-0008 6220.22 6224-24

